

APPROVED
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

MINUTES

May 28, 2009 - 1:30 pm
Seminole County Services Building – Room 1028
1101 East First Street, Sanford, FL

I Call to Order

The scheduled meeting of the Seminole County Code Enforcement Board was called to order at 1:35 p.m. in the Seminole County Services Building, Room 1028, 1101 East First Street, Sanford, Florida.

A few moments of silence was held followed by the Pledge of Allegiance.

II Pledge of Allegiance

III Roll Call

Members Present: Tom Hagood, Chair
Bill Fahey, Vice Chair
Grace Chewning
Paul Sladek
Jay Ammon
Dennis Warren

Present & Sworn: Theodore Peters, Respondent, 09-79-CEB
Kim Dike, representing the Respondent, 09-29-CEB
Deborah Leigh, Senior Code Enforcement Officer, SCSO
Donna Wisniewski, Code Enforcement Officer, SCSO
Dorothy Hird, Code Enforcement Officer, SCSO
Joann Tamulonis, Code Enforcement Officer, SCSO
Pamela Taylor, Code Enforcement Officer, SCSO
Jason Rucker, Inspector, Seminole County

Others Present: Dan Mantzaris, Code Enforcement Board Attorney
Jane Spencer, Clerk to the Code Enforcement Board

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IV Swearing in of Witnesses

None

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V Agenda Update and Approval

The published agenda was revised to allow respondents and witnesses present at today's hearing to be heard first. The remaining cases would then be heard in the order originally published.

TOM HAGOOD – YES

GRACE CHEWNING – YES

JAY AMMON – YES

DENNIS WARREN – YES

PAUL SLADEK – YES

BILL FAHEY – YES

MOTION CARRIED 6 – 0.

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The following cases will not be heard today:

UTH, Inc, Case No. 09-70-CEB
Continued by Staff

Steven Perry, Case No. 09-71-CEB
Complied Prior to Hearing

Jeanette Argentine, Trustee, Case No. 09-74-CEB
Continued by Staff

Michael & Jennifer DeQuattro, Case No. 09-75-CEB
Continued By Staff

John A. Farina, Trustee, Case No. 09-76-CEB
Continued by Staff

David M. Ciener, Case No. 09-05-CEB
Complied Prior to Hearing

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MAY 28, 2009

Case No. 09-79-CEB
Theodore and Tracy E. Peters and
U.S. Bank, N.A. (lis pendens)
Code Enforcement Officer: Dorothy Hird

NEW CASE

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.1349 (e) and Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h), (i) and (n)

Described as: 1) Fences not maintained in their original upright condition
 2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
 3) The remains or rubble of structures which have been burned, stricken by other casualty, or demolished
 4) Stagnant or foul water within a swimming or wading pool

Location: 1231 Glastonberry Road, Maitland (Commission District 4)
 Tax Parcel ID # 20-21-30-502-0A00-0090

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Hird stated that as of her last inspection on May 21, 2009, the violations remained on the property.

Officer Hird stated that the recommendation would be to comply by June 12, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past June 12, 2009.

Theodore Peters, Respondent, was present at the hearing and testified on his own behalf. Mr. Peters stated that he moved out of the house in 2006 and that it eventually went into foreclosure. Mr. Peters stated that in April of 2007, the mortgage company notified him that the locks were being changed.

Officer Hird entered into evidence a copy of the March 2009 lis pendens.

A general discussion was had concerning record ownership and control of the property. Dan Mantzaris, attorney for the Code Board, stated that code enforcement cases are brought against the record owner.

After discussion of this case by the Board:

MOTION BY JAY AMMON, SECONDED BY PAUL SLADEK, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 09-79-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 20-21-30-502-0A00-0090) located at 1231 Glastonberry Road, Maitland, located in Seminole County and legally described as follows:

LEG S 10 FT OF LOT 9 + N 70 FT OF
LOT 10 BLK A ENGLISH ESTATES UNIT 1
PB 13 PG 1

- (b) in possession or control of the property, and
(c) in violation of Seminole County Land Development Code, Chapter 30, Section 30.1349 (e) and Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h), (i) and (n).

It is hereby ordered that the Respondents shall correct the violations on or before **JUNE 12, 2009**. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) MAINTAIN ALL FENCES IN THEIR ORIGINAL UPRIGHT CONDITION**
- 2) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24 INCHES IN HEIGHT AND LOCATED WITHIN 75 FEET FROM ANY STRUCTURE**
- 3) REMOVE THE REMAINS OR RUBBLE OF STRUCTURES WHICH HAVE BEEN BURNED, STRICKEN BY OTHER CASUALTY, OR DEMOLISHED**
- 4) REMOVE OR TREAT STAGNANT OR FOUL WATER WITHIN A SWIMMING OR WADING POOL**

If the Respondents do not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violations continue or are repeated after compliance past **JUNE 12, 2009**.

The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MAY 28, 2009

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

**TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES**

**DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES**

MOTION CARRIED 6 – 0.

Case No. 09-36-CEB
C. Slimak, Trustee
Senior Code Enforcement Officer: Deborah Leigh

This case was originally heard by the Board on March 26, 2009; and an Order was entered giving the Respondent a compliance date of April 13, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on April 14, 2009.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$11,250.00** for 45 days of non-compliance, from April 14, 2009 through and including May 28, 2009, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violations continue or are repeated past May 28, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n) and (o)
Described as: 1) Stagnant or foul water in a swimming or wading pool
2) Swimming pool not secured according to code
Location: 12 Stone Gate South, Longwood (Commission District 5)
Tax Parcel ID # 14-20-29-501-0000-0060

Deborah Leigh, Senior Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Leigh stated that as today, the property is now in compliance.

Officer Leigh stated that the recommendation would be to reduce the \$11,000.00 fine to a fine in the amount of \$337.09 which represents the Sheriff's administrative costs of \$181.17 and the County's administrative costs of \$155.92. Officer Leigh entered into evidence copies of these costs.

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Kim Dike, Representative for the Respondent, was present at the hearing and testified on behalf of the Respondent. Ms. Dike requested that Board follow Officer Leigh's recommendation.

After discussion of this case by the Board:

MOTION BY GRACE CHEWNING, SECONDED BY JAY AMMON, THAT THE ORDER REDUCING FINE BE:

ORDER REDUCING FINE

The Respondent is the owner of record of the property (Tax Parcel I.D. # 14-20-29-501-0000-0060) located at 12 South Stone Gate, Longwood, located in Seminole County and legally described as follows:

LEG LOT 6 RAVENSBROOK
PB 15 PG 33

This case came on for public hearing before the Code Enforcement Board of Seminole County on March 26, 2009, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n) and (o).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed for each day the violation continued after April 13, 2009. An Affidavit of Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained after reinspection on May 28, 2009. The fine has run for 44 days, from April 14, 2009 through and including May 27, 2009, at \$250.00 per day which totals \$11,000.00

Therefore, the Board orders that the fine in the amount of **\$11,000.00** be **reduced to \$337.09**.

The Order shall be recorded in the official land records of Seminole County.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

**TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES**

**DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES**

MOTION CARRIED 6 – 0.

Case No. 09-69-CEB
Dennis W. Jones
Code Enforcement Officer: Dorothy Hird

NEW CASE

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (l)
Described as: 1) The accumulation of trash and debris
2) Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport
Location: 121 Plymouth Avenue, Altamonte Springs (Commission District 4)
Tax Parcel ID # 07-21-30-505-0B00-0010

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Hird stated that as of her last inspection on May 28, 2009, the violations remained on the property.

Officer Hird stated that the recommendation would be to comply by June 12, 2009 with a fine of \$100.00 per day if the violations continue or are repeated past June 12, 2009.

Dennis W. Jones, Respondent, was not present at the hearing.

After discussion of this case by the Board:

MOTION BY BILL FAHEY, SECONDED BY DENNIS WARREN, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 09-69-CEB, it is determined that the Respondent is:

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- (a) the owner of record of the property (Tax Parcel ID # 07-21-30-505-0B00-0010) located at 121 Plymouth Avenue, Altamonte Spring, located in Seminole County and legally described as follows:

LEG LOT 1 BLK B HARMONY HOMES
PB 13 PG 35

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (l).

It is hereby ordered that the Respondent shall correct the violations on or before **JUNE 12, 2009**. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS**
- 2) REPAIR, REMOVE OR PLACE ANY JUNKED, ABANDONED OR INOPERABLE VEHICLE(S) WITHIN AN ENCLOSED GARAGE OR ATTACHED CARPORT**

If the Respondent does not comply with the Order, a fine of \$100.00 per day will be imposed for each day the violations continue or are repeated after compliance past **JUNE 12, 2009**.

The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

**TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES**

**DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES**

MOTION CARRIED 6 – 0.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MAY 28, 2009

Case No. 09-72-CEB
Stephen Booker
Inspector: Jason Rucker

NEW CASE

Violation Charged: Florida Building Code, Section 105.1
Described as: 1) Construction without the required permits
Location: 613 East Citrus Street, Altamonte Springs (Commission District 4)
Tax Parcel ID # 12-21-29-5BD-4900-0130

Jason Rucker, Inspector, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Mr. Rucker stated that a permit had not yet been obtained for the fence.

Mr. Rucker informed the Board that the Respondent had indicated that 30 days should be sufficient time to secure a permit.

Inspector Rucker stated that the recommendation would be to comply by June 29, 2009 with a fine of \$250.00 per day if the violation continues or is repeated past June 29, 2009.

Stephen Booker, Respondent, was not present at the hearing.

After discussion of this case by the Board:

MOTION BY GRACE CHEWNING, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 09-72-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 12-21-29-5BD-4900-0130) located at 613 East Citrus Street, Altamonte Springs, located in Seminole County and legally described as follows:
LEG LOTS 13 + 14 BLK 49 SANLANDO
PB 3 PG 65 1/2
- (b) in possession or control of the property, and
- (c) in violation of Florida Building Code, Section 105.1.

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It is hereby ordered that the Respondent shall correct the violation on or before **JUNE 29, 2009**. In order to correct the violation, the Respondent shall take the following remedial action:

1) SECURE THE REQUIRED PERMITS

If the Respondent does not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violation continues or is repeated after compliance past **JUNE 29, 2009**.

The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

**TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES**

**DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES**

MOTION CARRIED 6 – 0.

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Case No. 09-73-CEB
Leo Ellzy
Code Enforcement Officer: Pamela Taylor

NEW CASE

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (l)
Described as: 1) Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport
Location: 46 SR E, Sanford (Commission District 5)
Tax Parcel ID # 32-19-31-513-0000-2480

Pamela Taylor, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Taylor stated that as of her last inspection on May 28, 2009, the junked vehicle remained on the property.

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Officer Taylor stated that the recommendation would be to comply by June 11, 2009 with a fine of \$100.00 per day if the violation continues or is repeated past June 11, 2009.

Leo Ellzy, Respondent, was not present at the hearing.

After discussion of this case by the Board:

MOTION BY JAY AMMON, SECONDED BY PAUL SLADEK, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 09-73-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 32-19-31-513-0000-2480) located at 46 SR East, located in Seminole County and legally described as follows:

LEG LOTS 248 249 + 250 MIDWAY
PB 1 PG 41

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (l).

It is hereby ordered that the Respondent shall correct the violation on or before **JUNE 11, 2009**. In order to correct the violation, the Respondent shall take the following remedial action:

- 1) REPAIR, REMOVE OR PLACE ANY JUNKED, ABANDONED OR INOPERABLE VEHICLE(S) WITHIN AN ENCLOSED GARAGE OR ATTACHED CARPORT**

If the Respondent does not comply with the Order, a fine of \$100.00 per day will be imposed for each day the violation continues or is repeated after compliance past **JUNE 11, 2009**.

The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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This Order shall be recorded in the official land records of Seminole County.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida

TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES

DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES

MOTION CARRIED 6 – 0.

Case No. 09-77-CEB
Jeffrey M. Schofield, Heirs c/o Denise Schofield and
Chase Home Finance, LLC (lis pendens)
Code Enforcement Officer: Dorothy Hird

NEW CASE

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (g)
Described as: 1) The accumulation of trash and debris
Location: 267 Wood Lake Drive, Maitland (Commission District 4)
Tax Parcel ID # 23-21-29-502-0A00-0010

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird stated that as of her last inspection on May 28, 2009, there was even more trash and debris on the property.

Officer Hird stated that the recommendation would be to comply by June 12, 2009 with a fine of \$75.00 per day if the violation continues or is repeated past June 12, 2009.

Jeffrey M. Schofield, Heirs, Respondents, were not present at the hearing.

After discussion of this case by the Board:

MOTION BY GRACE CHEWNING, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 09-77-CEB, it is determined that the Respondent is:

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- (a) the owner of record of the property (Tax Parcel ID # 23-21-29-502-0A00-0010) located at 267 Wood Lake Drive, Maitland, located in Seminole County and legally described as follows:

LEG LOT 1 BLK A BRETTON WOODS PB 11 PG 25

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g).

It is hereby ordered that the Respondent shall correct the violation on or before **JUNE 12, 2009**. In order to correct the violation, the Respondent shall take the following remedial action:

1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS

If the Respondent does not comply with the Order, a fine of \$75.00 per day will be imposed for each day the violation continues or is repeated after compliance past **JUNE 12, 2009**.

The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

**TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES**

**DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES**

MOTION CARRIED 6 – 0.

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Case No. 09-78-CEB
Anabelle and George W. Diaz and
Deutsche Bank National Trust (lis pendens)
Code Enforcement Officer: Joann Tamulonis

NEW CASE

Violation Charged: Seminole County Land Development Code, Chapter 30, Part 12,
Section 30.202
Described as: 1) Outside storage is not a permitted use or a customary accessory
use of the property zoned R-1A
Location: 120 Meadowfield Lane, Longwood (Commission District 3)
Tax Parcel ID # 03-21-29-504-0D00-0080

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Tamulonis stated that as of her last inspection, the outside storage remained on the property.

Officer Tamulonis stated that the recommendation would be to comply by June 29, 2009 with a fine of \$250.00 per day if the violation continues or is repeated past June 29, 2009.

Jay Ammon asked Officer Tamulonis if this violation would be a health, safety and welfare issue. Officer Tamulonis stated that she did not believe it was, except for possibly a rodent issue.

A general discussion has had concerning the difference between the violation of trash and debris and the violation of outside storage.

Anabelle and George W. Diaz, Respondents, were not present at the hearing.

After discussion of this case by the Board:

MOTION BY BILL FAHEY, SECONDED BY GRACE CHEWNING, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 09-78-CEB, it is determined that the Respondents are:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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- (a) the owners of record of the property (Tax Parcel ID # 03-21-29-504-0D00-0080) located at 120 Meadowfield Lane, Longwood, located in Seminole County and legally described as follows:

LEG LOT 8 BLK D GOLF VIEW ESTATES
SECTION OF MEREDITH MANOR UNIT 1
PB 13 PG 20

- (b) in possession or control of the property, and
(c) in violation of Seminole County Land Development Code, Chapter 30, Part 12, Section 30.202

It is hereby ordered that the Respondents shall correct the violation on or before **JUNE 29, 2009**. In order to correct the violation, the Respondents shall take the following remedial action:

- 1) REMOVE ALL ITEMS STORED OUTSIDE WHICH ARE NOT CONSIDERED A PERMITTED USE AND/OR ARE NOT CONSIDERED A CUSTOMARY ACCESSORY USE (NOT CONSIDERED TYPICAL IN RESIDENTIAL USE) OF THE PROPERTY**

If the Respondents do not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violation continues or is repeated after compliance past **JUNE 29, 2009**.

The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

**TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES**

**DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES**

MOTION CARRIED 6 – 0.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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Case No. 09-80-CEB
HL RE Investment, LLC and
Fidelity Bank of Florida, N.A. (lis pendens)
Code Enforcement Officer: Donna Wisniewski

NEW CASE

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and Seminole County Land Development Code, Chapter 30, Sections 30.202 and 30.203

Described as: 1) The accumulation of trash and debris
 2) Storage of heavy equipment not a permitted use
 3) Bringing trash and debris from offsite not a permitted use

Location: 4724 Dike Road, Oviedo (Commission District 1)
 Tax Parcel ID # 25-21-30-300-0120-0000

Donna Wisniewski, Code Enforcement Officer, was present and testified on behalf of the County and entered into evidence photographs of the violations. Officer Wisniewski further testified that as of yesterday, the corrective action had been taken and the property was in compliance.

Officer Wisniewski recommended that the Board issue an Order finding Respondent was in violation, is now in compliance and impose a fine of \$250.00 for each day the violations are repeated past May 28, 2009.

HL RE Investment, LLC, Respondent, was not present at the hearing.

After discussion of this case by the Board:

MOTION BY JAY AMMON, SECONDED BY PAUL SLADEK, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on **MAY 28, 2009**, pursuant to a Statement of Violation and Notice of Hearing, and the Board having examined the file, Statement of Violation and Notice of Hearing, and having heard sworn testimony from the Code Enforcement Officer for the County, and Respondents, does hereby find:

- 1) Proper notice was given to the Respondent.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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- 2) The Respondent is the owner of record of the property (Tax Parcel ID # 25-21-30-300-0120-0000) located at 4724 Dike Rd, Oviedo, located in Seminole County and legally described as follows:

LEG SEC 25 TWP 21S RGE 30E S 12
CH OF W 1/2 OF E 1/2 OF NE 1/4 OF
NE 1/4 (LESS W 140 FT)

- 3) The Respondent was in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and Seminole County Land Development Code, Chapter 30, Section 30.202 and 30.203.
- 4) The Respondent corrected the violations on or before May 28, 2009.

Based upon these findings the Board does hereby order as follows:

- 1) Violations did exist and were corrected prior to the hearing in this matter.
- 2) Respondent shall refrain from repeating the violations. **In the event Respondent repeats the violations after May 28, 2009, a fine of \$250.00 per day will accrue for each day the violations recur after May 28, 2009.**
- 3) This Order shall be recorded in the official land records of Seminole County.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

**TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES**

**DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES**

MOTION CARRIED 6 – 0.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MAY 28, 2009

Case No. 09-81-CEB
Harmony Harrow and
U.S. Bank, N.A. (lis pendens)
Code Enforcement Officer: Donna Wisniewski

NEW CASE

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (h) and Seminole County Land Development Code, Chapter 30, Section 30.1349 (e)

Described as: 1) The accumulation of trash and debris
 2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
 3) Fence not maintained in original condition

Location: 3098 Ash Park Loop, Winter Park (Commission District 1)
 Tax Parcel ID # 26-21-30-5JE-0000-1130

Donna Wisniewski, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Wisniewski stated that as of her last inspection, the violations remained on the property.

Officer Wisniewski stated that the recommendation would be to comply by June 15, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past June 15, 2009.

Harmony Harrow, Respondent, was not present at the hearing.

After discussion of this case by the Board:

MOTION BY DENNIS WARREN, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 09-81-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 26-21-30-5JE-0000-1130) located at 3098 Ash Park Loop, Winter Park, located in Seminole County and legally described as follows:

LEG LOT 113 HYDE PARK
PB 34 PGS 38 TO 40

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h) and Seminole County Land Development Code, Chapter 30, Section 30.1349 (e)

It is hereby ordered that the Respondent shall correct the violations on or before **JUNE 15, 2009**. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS**
- 2) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24 INCHES IN HEIGHT AND LOCATED WITHIN 75 FEET FROM ANY STRUCTURE**
- 3) REPAIR OR REPLACE FENCE TO ITS ORIGINAL CONDITION**

If the Respondent does not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violations continue or are repeated after compliance past **JUNE 15, 2009**.

The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

**TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES**

**DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES**

MOTION CARRIED 6 – 0.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MAY 28, 2009

Case No. 09-82-CEB
Susan Revis and
Countrywide Home Loans, Inc. (lis pendens)
Code Enforcement Officer: Donna Wisniewski

NEW CASE

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and Seminole County Land Development Code, Chapter 30, Section 30.1349 (e)
Described as: 1) The accumulation of trash and debris
2) Fence not maintained in original condition
Location: 7331 Houston Avenue West, Winter Park (Commission District 1)
Tax Parcel ID # 35-21-30-506-0000-0070

Donna Wisniewski, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Wisniewski stated that as of her inspection, the violations remained on the property.

Officer Wisniewski stated that the recommendation would be to comply by June 15, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past June 15, 2009.

Susan Revis, Respondent, was not present at the hearing.

After discussion of this case by the Board:

MOTION BY GRACE CHEWNING, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 09-82-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 35-21-30-506-0000-0070) located at 7331 West Houston Avenue, Winter Park, located in Seminole County and legally described as follows:

LEG LOT 7 WOODCREST UNIT 1
PB 15 PG 55

- (b) in possession or control of the property, and

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and Seminole County Land Development Code, Chapter 30, Section 30.1349 (e).

It is hereby ordered that the Respondent shall correct the violations on or before **JUNE 15, 2009**. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS**
- 2) REPLACE OR REPAIR FENCE TO ITS ORIGINAL UPRIGHT CONDITION**

If the Respondent does not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violations continue or are repeated after compliance past **JUNE 15, 2009**.

The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

**TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES**

**DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES**

MOTION CARRIED 6 – 0.

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Case No. 08-123-CEB
David R. Thompson and Yvonne Calder
Planner: Alan Willis

The Board heard this case on August 28, 2008 and an Order was entered giving the Respondents a compliance date of October 30, 2008. On October 23, 2008 the Board entered an Order extending the compliance date until February 26, 2009. On February 26, 2009, the Board entered an Order extending the compliance date until May 27, 2009. Staff is requesting that the May 27, 2009 compliance date be extended until August 27, 2009.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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Violation Charged: Seminole County Land Development Code, Chapter 40, Site Plan Approval Section 40.12 and Chapter 30, Part 26, Section 30.446(b), Planned Commercial Development District

Described as: 1) Constructing and operating a vehicle and boat storage facility without a County approved final site plan, Developer's Commitment Agreement and appropriate permits

Location: 2563 Mikler Road, Oviedo (Commission District 1)
Tax Parcel ID # 29-21-31-300-0060-0000

Alan Willis, Planner, was present at the hearing and testified on behalf of the County. Mr. Willis updated the Board on the progress that the Respondents have made and requested that the compliance date be extended until August 27, 2009.

David R. Thompson and Yvonne Calder, Respondents, were not present at the hearing.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY BILL FAHEY, THAT THE
ORDER EXTENDING COMPLIANCE DATE BE:
ORDER EXTENDING COMPLIANCE DATE**

The Seminole County Code Enforcement Board hereby issues this Order Extending Compliance Date and finds as follows:

(a) The Respondents are the owners of record of the property (Tax Parcel I.D. # 29-21-31-300-0060-0000) located at 2563 Mikler Road, Oviedo, located in Seminole County and legally described as follows:

LEG SEC 29 TWP 21S RGE 31E S 347.7
FT OF W 270 FT OF E 300 FT OF SW 1/4
OF NW 1/4 (LESS RD) (2.16 AC)

(b) that the Board grant an extension to the current compliance date of **May 27, 2009**.

It is hereby ordered that the Respondents' compliance date of **May 27, 2009** be extended to **August 27, 2009**.

The Respondents must contact the Code Enforcement Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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This Order shall be recorded in the public records of Seminole County, Florida.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

**TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES**

**DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES**

MOTION CARRIED 6 – 0.

Case No. 09-18-CEB
Rosemarie S. Morris
Inspector: Jason Rucker

This case was originally heard by the Board on February 26, 2009; and an Order was entered giving the Respondent a compliance date of March 29, 2009. An Affidavit of Non-Compliance was filed by the Inspector after reinspection on March 31, 2009.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$15,000.00** for 60 days of non-compliance, from March 30, 2009 through and including May 28, 2009, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violation continues or is repeated past May 28, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Florida Building Code, Section 105.1
Described as: 1) Construction without the required permits
Location: 2015 Green Cedar Drive, Geneva (Commission District 5)
Tax Parcel ID # 32-19-32-300-0100-0000

Jason Rucker, Inspector, was present at the hearing and testified on behalf of the County. Mr. Rucker stated that the Respondent had contacted him on March 30, 2009 stating that she needed more time to come into compliance due to health issues. Mr. Rucker stated that he had not since heard from the Respondent; but if the Board wanted to continue the case, he would try and contact her.

Rosemarie S. Morris, Respondent, was not present at the hearing.

After discussion of this case by the Board:

MOTION BY JAY AMMON, SECONDED BY DENNIS WARREN, THAT THE CASE BE CONTINUED UNTIL THE JUNE 25, 2009 MEETING:

TOM HAGOOD – YES

GRACE CHEWNING – YES

JAY AMMON – YES

DENNIS WARREN – YES

PAUL SLADEK – YES

BILL FAHEY – YES

MOTION CARRIED 6 – 0.

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AT THIS TIME, THE CHAIRMAN ASKED TO ENTERTAIN A MOTION TO ACCEPT THE CONSENT AGENDA AS LISTED. MOTION BY JAY AMMON, SECONDED BY GRACE CHEWNING, TO ACCEPT THE CONSENT AGENDA AS FOLLOWS:

Case No. 08-184-CEB
Marlo Spahalski and
Deutsche Bank Trust Company (lis pendens)
Code Enforcement Officer: Donna Wisniewski

The Board heard this case on March 26, 2009 and continued the case until May 28, 2009.

This case was originally heard by the Board on January, 2009; and an Order was entered giving the Respondent a compliance date of January 23, 2009 for the unsecured pool and February 6, 2009 for the stagnant water. An Affidavit of Partial Compliance was filed by the Code Enforcement Officer after reinspection on January 26, 2009 regarding the unsecured pool. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on February 20, 2009 regarding the stagnant water.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$27,750.00** for 111 days of non-compliance, from February 7, 2009 through and including May 28, 2009, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violation continues or is repeated past May 28, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n)
Described as: 1) Stagnant or foul water within a swimming or wading pool
Location: 2152 Ridge Drive, Winter Park (Commission District 1)
Parcel I. D. # 33-21-30-502-0D00-0150

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel I.D. # 33-21-30-502-0D00-0150) located at 2152 Ridge Drive, Winter Park, located in Seminole County and legally described as follows:

LEG E 25.48 FT OF LOT 15 BLK D RIDGE HIGH SUBD
PB 11 PG 84
& 33-21-30-501-0G00-0010 LOT 1 (LESS E 8 FT) BLK G
PB 11 PG 85

This case came on for public hearing before the Code Enforcement Board of Seminole County on January 22, 2009, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n) and (o).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondent did not take certain corrective action by January 23, 2009 for the unsecured pool and February 6, 2009 for the stagnant pool.

An Affidavit of Partial Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action for the unsecured pool has been obtained after reinspection on January 26, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action for the stagnant pool has not been obtained after reinspection on February 20, 2009.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated January 22, 2009, the Board orders that a **lien** in the amount of **\$27,750.00** for 111 days of non-compliance at \$250.00 per day, from February 7, 2009 through and including May 28, 2009, be imposed; and the fine shall continue to accrue at **\$250.00** per day for each day the violation continues or is repeated past May 28, 2009.

The Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MAY 28, 2009

Case No. 09-23-CEB
Mark and Dawn Britton
Code Enforcement Officer: Pamela Taylor

This case was originally heard by the Board on February 26, 2009; and an Order was entered giving the Respondents a compliance date of March 26, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on March 27, 2009.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$15,750.00** for 63 days of non-compliance, from March 27, 2009 through and including May 28, 2009, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violations continue or are repeated past May 28, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (d), (g), (l) and (p)

Described as:

- 1) The accumulation of junk
- 2) The accumulation of trash and debris
- 3) Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport
- 4) Any other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the County

Location: 5974 N. CR 427, Sanford (Commission District 5)
Tax Parcel ID # 14-20-30-505-0000-0200

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondents are the owner of record of the property (Tax Parcel I.D. # 14-20-30-505-0000-0200) located at 5974 North CR 427, Sanford, located in Seminole County and legally described as follows:

LEG LOTS 20 & 21 (LESS RD) CITRUS HEIGHTS
PB 3 PG 48

This case came on for public hearing before the Code Enforcement Board of Seminole County on February 26, 2009, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

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Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h), (l), (o) and (p).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondents did not take certain corrective action by March 26, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on March 27, 2009.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated February 26, 2009, the Board orders that a **lien** in the amount of **\$15,750.00** for 63 days of non-compliance at \$250.00 per day, from March 27, 2009 through and including May 28, 2009, be imposed; and the fine shall continue to accrue at **\$250.00** per day for each day the violations continue or are repeated past May 28, 2009.

The Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exist and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

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Case No. 09-28-CEB
Rajden Ebralidze and
Washington Mutual Bank (lis pendens)
Code Enforcement Officer: Dorothy Hird

The Board heard this case on April 23, 2009 and continued the case until May 28, 2009.

This case was originally heard by the Board on February 26, 2009; and an Order was entered giving the Respondents a compliance date of March 13, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on March 16, 2009.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$19,000.00** for 76 days of non-compliance, from March 14, 2009 through and including May 28, 2009, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violation continues or is repeated past May 28, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n)
Described as: 1) Stagnant or foul water within a swimming pool
Location: 2337 Carolton Road, Maitland (Commission 4)
Parcel ID # 20-21-30-505-0B00-0060

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel I.D. # 20-21-30-505-0B00-0060) located at 2337 Carolton Road, Maitland, located in Seminole County and legally described as follows:

LEG W 75 FT OF LOT 6 BLK B ENGLISH ESTATES UNIT 3 PB 14 PG 64

This case came on for public hearing before the Code Enforcement Board of Seminole County on February 26, 2009, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondent did not take certain corrective action by March 13, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on March 16, 2009.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated February 26, 2009, the Board orders that a **lien** in the amount of **\$19,000.00** for 76 days of non-compliance at \$250.00 per day, from March 14, 2009 through and including May 28, 2009, be imposed; and the fine shall continue to accrue at **\$250.00** per day for each day the violation continues or is repeated past May 28, 2009.

The Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MAY 28, 2009

Case No. 09-29-CEB
Lawrence N. and Bridgett Gimondo and
Countrywide Home Loans, Inc. (lis pendens)
Code Enforcement Officer: Joann Tamulonis

This case was originally heard by the Board on February 26, 2009; and an Order was entered giving the Respondents a compliance date of March 19, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on March 20, 2009.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$14,000.00** for 70 days of non-compliance, from March 20, 2009 through and including May 28, 2009, at \$200.00 per day; and the fine shall continue to accrue at **\$200.00 per day** for each day the violations continue or are repeated past May 28, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (e), (g) and (h)
Described as: 1) Unusable or abandoned furniture
2) The accumulation of trash and debris
3) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
Location: 145 Willow Court, Altamonte Springs (Commission District 3)
Parcel ID # 09-21-29-503-0000-1690

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondents are the owner of record of the property (Tax Parcel I.D. # 09-21-29-503-0000-1690) located at 145 Willow Court, Altamonte Spring, located in Seminole County and legally described as follows:

LEG LOT 169 LAKE HARRIET ESTATES
PB 12 PG 15

This case came on for public hearing before the Code Enforcement Board of Seminole County on February 26, 2009, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (e), (g) and (h).

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Said Order stated that a fine in the amount of \$200.00 per day would be imposed if the Respondents did not take certain corrective action by March 19, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on March 20, 2009.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated February 26, 2009, the Board orders that a **lien** in the amount of **\$14,000.00** for 70 days of non-compliance at \$200.00 per day, from March 20, 2009 through and including May 28, 2009, be imposed; and the fine shall continue to accrue at **\$200.00** per day for each day the violations continue or are repeated past May 28, 2009.

The Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exist and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

Case No. 09-37-CEB
Paul R. Shuttleworth
Code Enforcement Officer: Pamela Taylor

This case was originally heard by the Board on March 26, 2009; and an Order was entered giving the Respondent a compliance date of April 13, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on April 14, 2009.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$4,500.00** for 45 days of non-compliance, from April 14, 2009 through and including May 28, 2009, at \$100.00 per day; and the fine shall continue to accrue at **\$100.00 per day** for each day the violation continues or is repeated past May 28, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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Location: 3813 Cypress Avenue, Sanford (Commission District 5)
Tax Parcel ID # 18-20-31-501-0000-0500

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel I.D. # 18-20-31-501-0000-0500) located at 3813 Cypress Avenue, Sanford, located in Seminole County and legally described as follows:

LOTS 50 & 51 (LESS N 5 FT OF LOT 50& S 2.32 FT
OF W 91 FT & S 16.12 FTOF E 49 FT OF LOT 51) &
W 1/2 OF VACD ALLEY ADJ ON E GINDERVILLE HEIGHTS
PB 4 PG 42

This case came on for public hearing before the Code Enforcement Board of Seminole County on March 26, 2009, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

Said Order stated that a fine in the amount of \$100.00 per day would be imposed if the Respondent did not take certain corrective action by April 13, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on April 14, 2009.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated March 26, 2009, the Board orders that a **lien** in the amount of **\$4,500.00** for 45 days of non-compliance at \$100.00 per day, from April 14, 2009 through and including May 28, 2009, be imposed; and the fine shall continue to accrue at **\$100.00** per day for each day the violation continues or is repeated past May 28, 2009.

The Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

DONE AND ORDERED this 28th day of May 2009, in Seminole County, Florida.

**TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES**

**DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES**

MOTION CARRIED 6 – 0.

VII Approval of the minutes from the meeting of April 23, 2009

**MOTION BY JAY AMMON, SECONDED BY DENNIS WARREN, TO APPROVE
THE MINUTES FROM THE MEETING OF APRIL 23, 2009.**

**TOM HAGOOD – YES
GRACE CHEWNING – YES
JAY AMMON – YES**

**DENNIS WARREN – YES
PAUL SLADEK – YES
BILL FAHEY – YES**

MOTION CARRIED 6 – 0.

VIII Confirmation date of next meeting: June 25, 2009

IX Old Business –

None

X New Business –

Bill Fahey informed the Board that he is not comfortable with assuming the duties of chairperson during Tom Hagood's military absence and made a motion that Paul Sladek replace Mr. Hagood as chairperson during the absence. Motion was seconded by Jay Ammon.

A discussion ensued regarding the procedures necessary to effect this change in chairperson.

Motion by Grace Chewning, seconded by Mr. Ammon, to excuse Mr. Hagood's absence while he is recalled to active duty. Motion unanimously passed.

With Mr. Hagood's resignation as chairperson, the Board voted unanimously to elect Mr. Sladek as the new chairperson. With this vote, the gavel was passed to Mr. Sladek.

A general discussion was had concerning ownership and maintenance problems with foreclosed properties and who is legally responsible for maintaining the

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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properties. Approaching the Board of County Commissioners regarding the issue of changing the ordinances along with ways other municipalities deal with the maintenance issues surrounding foreclosed properties was also discussed. It was suggested that Staff look into ways of becoming aware when ownership of these properties transfer.

XI Adjourn – There being no further discussion, this meeting was adjourned at 2:45 P.M.

Respectfully submitted:

Jane Spencer
Clerk to the Code Enforcement Board

Paul Sladek
Chair

5-28-09 minutes